LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



# IMPRESSIVE EIGHT BEDROOM CHATEAU WITH GUARDIAN'S HOUSE, OUTBUILDINGS, SWIMMING POOL AND INCREDIBLE GROUNDS.

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## PROPERTY FACT FILE

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|---|---|
| REFERENCE | 105225DCO86 |
| PRICE | € 1,350,000<br>£ 0*<br>*agency fees included: 5 % TTC to be paid by the buyer (1 285 715 EUR hors honoraires) |
| BEDROOM | 8 |
| BATHROOM | 7 |
| ACCOMMODATION | 721 m² |
| LAND | 95539 m² |
| TOWN | Jazeneuil |
| DEPARTMENT | |
| LOCATION | Hamlet property |
| TYPE | Maison de Vacances, Country House, Equestrian |
| CONDITION | Good condition |
| FEATURES | Swimming Pool, Private drainage, Garage |

*Price based on current exchange rate which is subject to change





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- Spacious inside and out
- Business potential
- River frontage
- Not over looked, very private
- Heated pool

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Situated in the historic town of Jazeneuil, this beautiful chateau is placed ideally with local amenities only 5 km away and Poitiers 27 km, 114 km to La Rochelle for main line travel access.



# DESCRIPTION

Through elegant electric, iron gates onto the beautifully maintained estate, exposing the impressive chateau and grounds. This chateau is simply stunning. It offers living space on 3 levels, with fuel central heating, tastefully decorated throughout.
In greater detail.
Chateau: Ground floor :
Lounge : 83 m2, dual aspect double doors, feature marble fireplace, decorated ceilings. Original features.
Drawing room : 45 m2, full length windows, marble fireplace.
Music room : 37 m2, marble fireplace, full length windows, panoramic views.
Library : 18 m2
Entrance 1 : 19 m2, beautifully crafted staircase,
Wc with sink 3 m2, cloak room 3m2
Original chapel : 17 m2
Entrance 2 : 10 m2
w.c,
Kitchen : 34 m2, Chimney and open fireplace, fully equipped, fitted kitchen with centre island.
Utility/laundry area : 15 m2,
Boiler room : 5 m2, cellar
Ancient kitchen : 38 m2, well presented living space
Level 1
Lobby 7 m2,
8 bedrooms,
4 Bathrooms with sink and w.c
3 shower rooms with w.c
dressing room
Level 2
5 attic rooms.



Guardians House: Ground floor
Entrance, w.c, living room, kitchen, office, boiler room.
Level 1 : 2 bedrooms, bathroom,



Outside :
Terrace, swimming pool, vast land and woodland with stream running to the side of the grounds showing picturesque views and impressive

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/105225DCO86

COMPLETE FILE AND PHOTO ON REQUEST

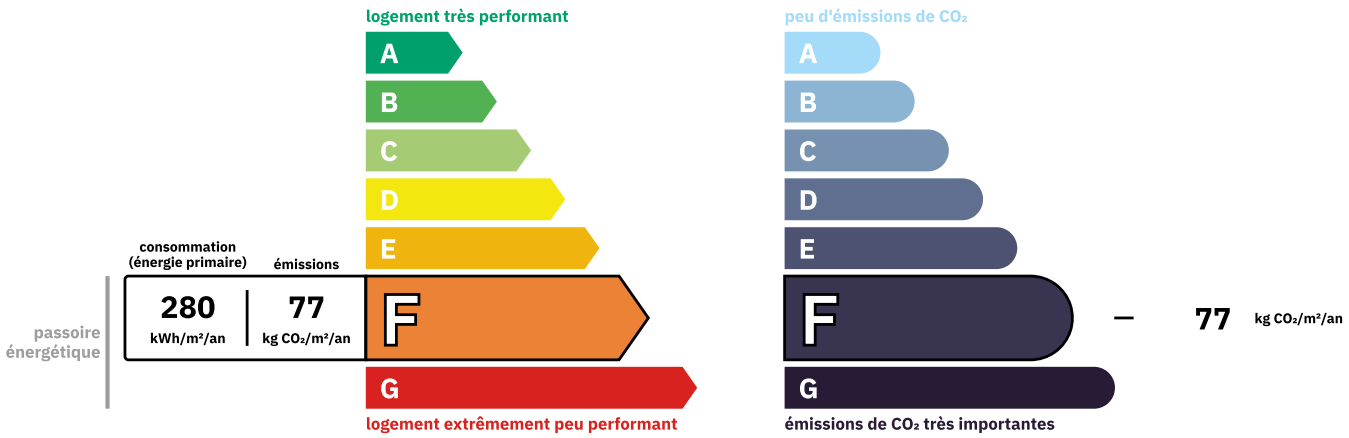
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

# ENERGIE-DPE




Property Very energy consuming
Estimated annual energy costs
between 14720 € and 20020€ for 2021

# NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

# CONTACT

**Réf :105225DCO86**

**FILE COMPLETE AND PHOTOS ON REQUEST**


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